HOUSING MARKET INFORMATION

HOUSING NOW
Ottawa[1]

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: October 2010

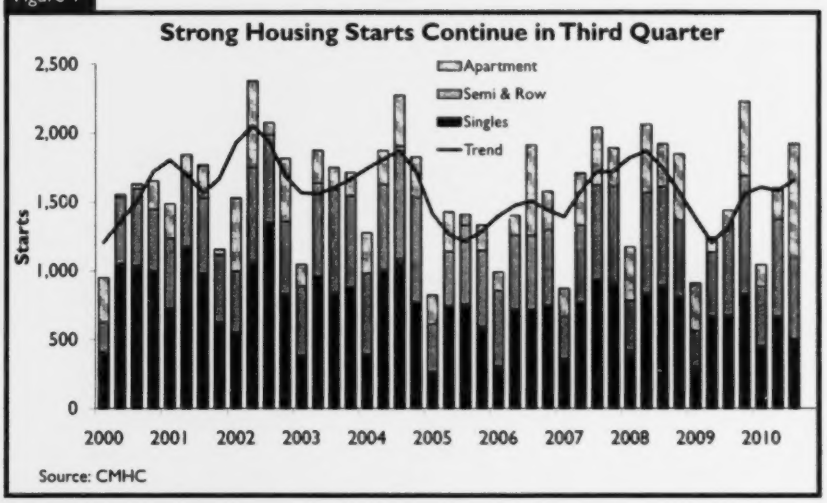
New Home Market

Healthy Third Quarter Across Region

Although the latest three month period has revealed declining month-over-month activity, the third quarter has thus far been the strongest quarter this year. The most recent three months saw marked improvement over the previous two quarters, with new construction activity up particularly in the higher density type of homes.

The triggers for this are due to overall employment levels and low mortgage rates. Year-to-date employment continues to remain strong and even though part-time jobs have witnessed a decline to this point, these losses have been mitigated by people obtaining full-time jobs. Fixed-term mortgage rates continued to decline to historical

Figure 1



[1] Ontario part of Ottawa-Gatineau CMA

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lows during this latest quarter and this combination bodes well for the housing market as people with full-time jobs generally have more predictability when it comes to their earnings and cash flow.

When comparing third quarter starts over the last ten years, this most recent three month period had the highest number of multiple family starts, while at the same time, also had the lowest number of singles. Overall, the 1,912 starts was the third highest total for any third quarter over the last ten years.

Ottawa's Downtown Core Leads the Way in Q3

For the first time in several quarters, the old City of Ottawa has witnessed the largest volumes of home starts in the entire region, outpacing the typical stalwarts of Nepean, Kanata and Gloucester. Ottawa's downtown core has seen a revitalization whereby new condominium starts have driven this part of the capital for several quarters. Homes in this area are typically more expensive, thus the construction of high-density housing helps alleviate the potential financial burden, allowing more first-time home buyers to enter the market and remain close to the amenities that the city centre has to offer.

Old Ottawa City can take credit for just over three-quarters of all apartment starts in the latest three-month period, while the remaining areas had primarily townhome starts and the outskirts continued to deliver new single family homes.

Townhome Construction in the Inner City Suburbs

The portrait was somewhat different in the areas outside of the Greenbelt. The west suburbs of Kanata and Goulbourn featured mainly row housing starts, as did the areas of Nepean and Gloucester, both of which intersect the Greenbelt.

The rationale for this is based on the trend towards more affordable homes. As intensification in the downtown core focuses primarily on smaller units, such as condominiums, the inner suburbs are appealing to consumers who are still looking for affordability, however are also looking at slightly larger homes for growing families.

Construction in the outer rings in Russell, West Carleton and Rideau Township have not deviated outside of the norm and continued to focus on single family construction. Buyers in these areas are looking for larger lots, less intensification, while still maintaining a reasonable distance to the city.

Resale Market

Ottawa's Resale Market Continues to Cool

Seasonally-adjusted sales in Ottawa have dropped in comparison to the last several quarters. This has also been accompanied by a decrease in seasonally adjusted new listings in

	MLS® Sales						MLS® Prices ($)					
	September			Year-to-Date			September			Year-to-Date		
UNIT TYPE	2010	2009	% Chg.	2010	2009	% Chg.	2010	2009	% Chg.	2010	2009	% Chg.
SINGLE- DETACHED	**593**	**682**	**-13.0**	**6,537**	**6,770**	**-3.4**	**364,840**	**334,536**	**9.1**	**366,825**	**338,867**	**8.3**
Bungalow	*211*	*242*	*-12.8*	*1,973*	*2,037*	*-3.1*	*322,698*	*310,597*	*3.9*	*318,198*	*302,061*	*5.3*
Two-Storey	*284*	*293*	*-3.1*	*3,236*	*3,340*	*-3.1*	*408,607*	*370,188*	*10.4*	*413,987*	*378,326*	*9.4*
Other Single-Detached	*98*	*147*	*-33.3*	*1,328*	*1,393*	*-4.7*	*328,742*	*302,884*	*8.5*	*324,147*	*298,075*	*8.7*
ROW	**162**	**180**	**-10.0**	**1,733**	**1,888**	**-8.2**	**294,316**	**287,651**	**2.3**	**295,459**	**272,903**	**8.3**
SEMI	**79**	**84**	**-6.0**	**752**	**783**	**-4.0**	**343,472**	**302,563**	**13.5**	**324,478**	**294,781**	**10.1**
CONDOMINIUM	**240**	**272**	**-11.8**	**2,799**	**2,501**	**11.9**	**239,825**	**239,890**	**0.0**	**252,785**	**223,812**	**12.9**
Apartment	*111*	*135*	*-17.8*	*1,486*	*1,178*	*26.1*	*265,662*	*264,408*	*0.5*	*283,564*	*246,235*	*15.2*
Row	*102*	*133*	*-23.3*	*1,111*	*1,287*	*-13.7*	*213,114*	*216,044*	*-1.4*	*214,820*	*201,038*	*6.9*
Other Condominiums	*27*	*4*	*575.0*	*202*	*36*	*461.1*	*234,515*	*309,100*	*-24.1*	*235,162*	*304,236*	*-22.7*
OTHERS	**10**	**10**	**0.0**	**118**	**110**	**7.3**	**335,250**	**408,000**	**-17.8**	**435,329**	**384,446**	**13.2**
TOTAL	**1,084**	**1,228**	**-11.7**	**11,939**	**12,052**	**-0.9**	**324,792**	**305,449**	**6.3**	**327,740**	**302,209**	**8.4**

Source: Ottawa Real Estate Board

* Properties under Row type include only those with six units or more

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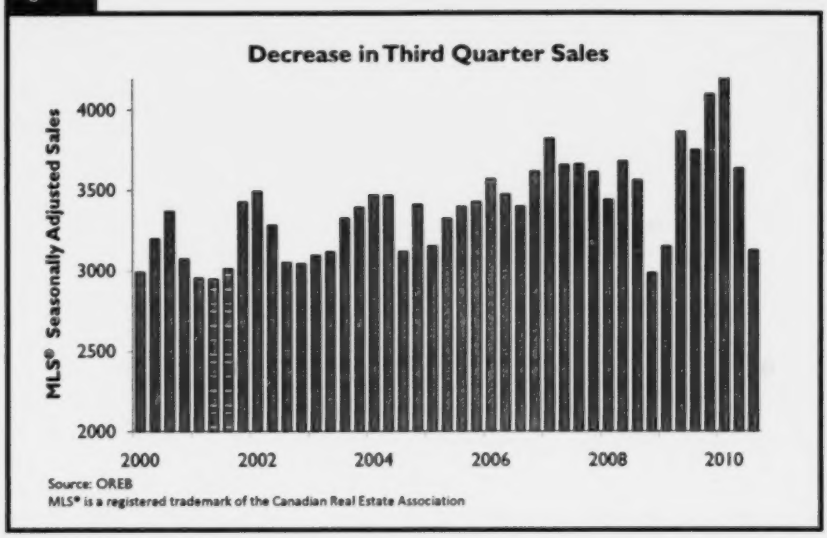
Figure 2



the last quarter; however, by a lesser degree. The decreasing trend in seasonally-adjusted new listings is also being observed across other major cities in the province.

As the demand for homes moderates relative to the supply, the Ottawa market has entered the higher end of balanced territory after spending a significant amount of time in seller's market conditions. The resale market has cooled as far as existing homes changing hands, and this same trend continued in Q3. However, average prices in all submarkets continue to increase.

In the third quarter, the sales to active listing ratio now stands at 25 per cent, as the growth in the supply of existing homes coupled with less demand for homes on the resale market has kept Ottawa in a balanced market. Ratios between 17 and 26 per cent are usually taken as an indication of balanced market conditions.

Listed residential properties in the region continue to average just over one month on the market, while condominiums are moving slightly faster. Overall, the number of seasonally-adjusted resale homes has decreased while the average price of homes in the quarter has reached $326,721.

Condominium Properties Continue to Grow in Popularity

MLS® sales on a year-to-date basis are slightly lower, yet condominiums appear to be bucking the trend as sales for these types of properties are up 12 per cent. The same category is also demonstrating strength as far as resale prices are concerned in comparison to other types of dwellings. What's notable about this shift is that this is the only type of dwelling that is carving up a bigger slice of the pie. This year has seen a very healthy amount of apartments changing hands, both in the form of home ownership units and those being purchased as rentals.

The condominium market continues to remain in seller's market territory in Q3. This renewed dynamism in this market has coincided with individuals and young families being attracted to a more urban style living. It continues to be a popular choice for young professionals and baby-boomers wishing to downsize, while remaining close to amenities and transit.

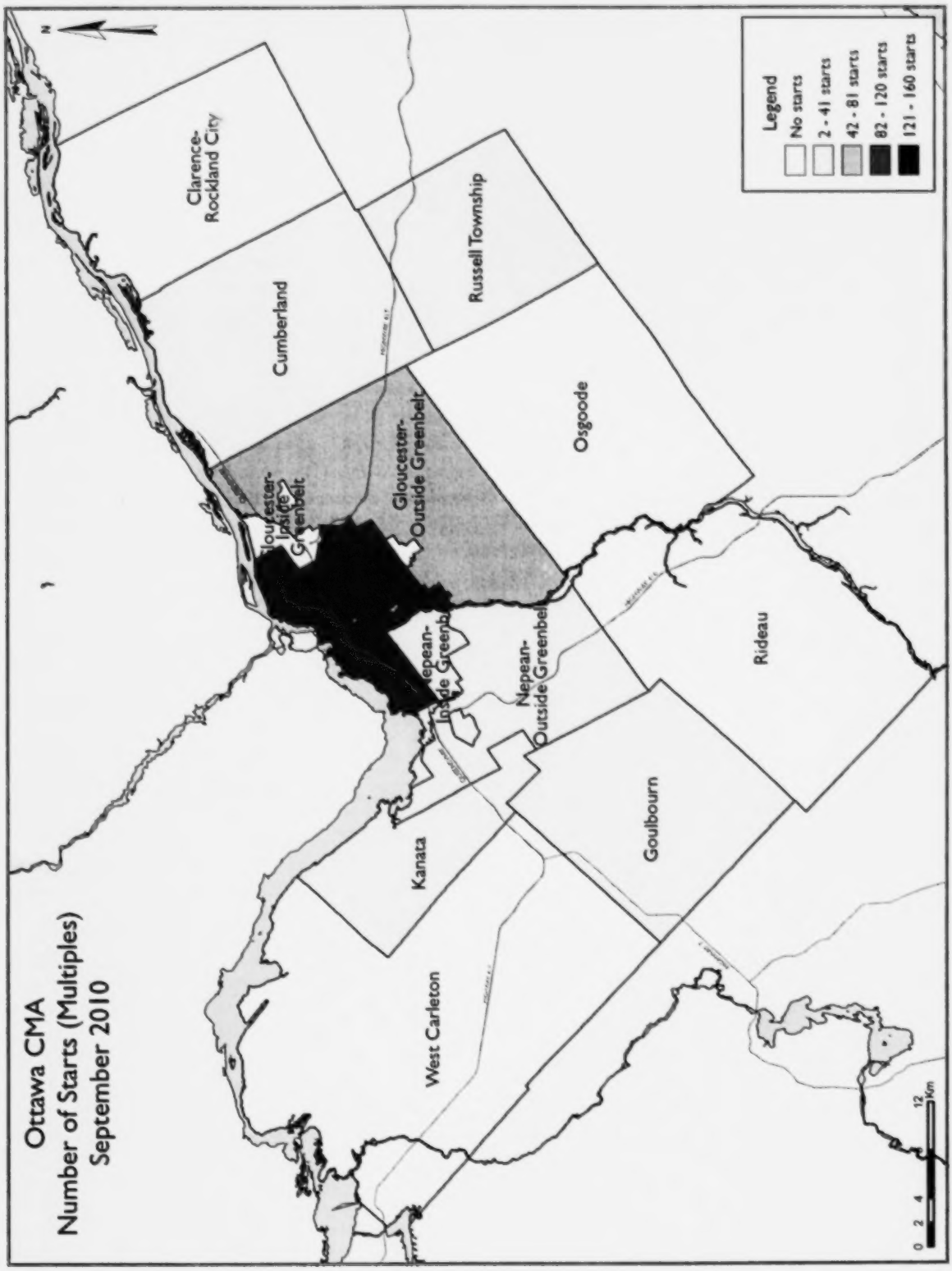
The Advancement of Ottawa's Condominium Market

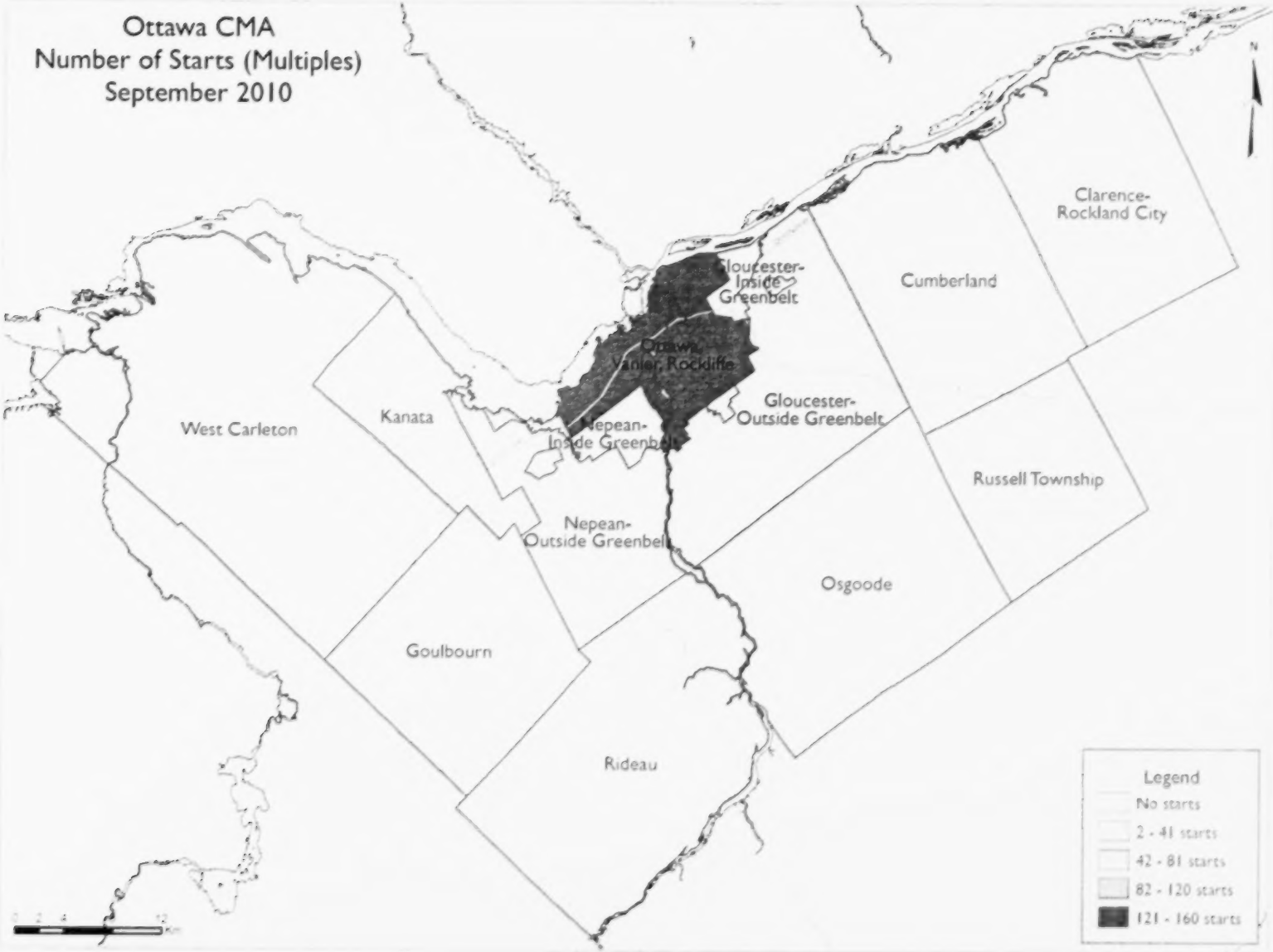
Ottawa's urban landscape has seen a dramatic shift over the last few years. Where single-family homes once dominated, it is now evident that multiple family units are now taking hold as the most popular types of dwellings being built by developers and purchased by consumers. Condominiums, which once made up 11 per cent of new homes built in Ottawa in 2001, now make up almost one quarter of new structures.

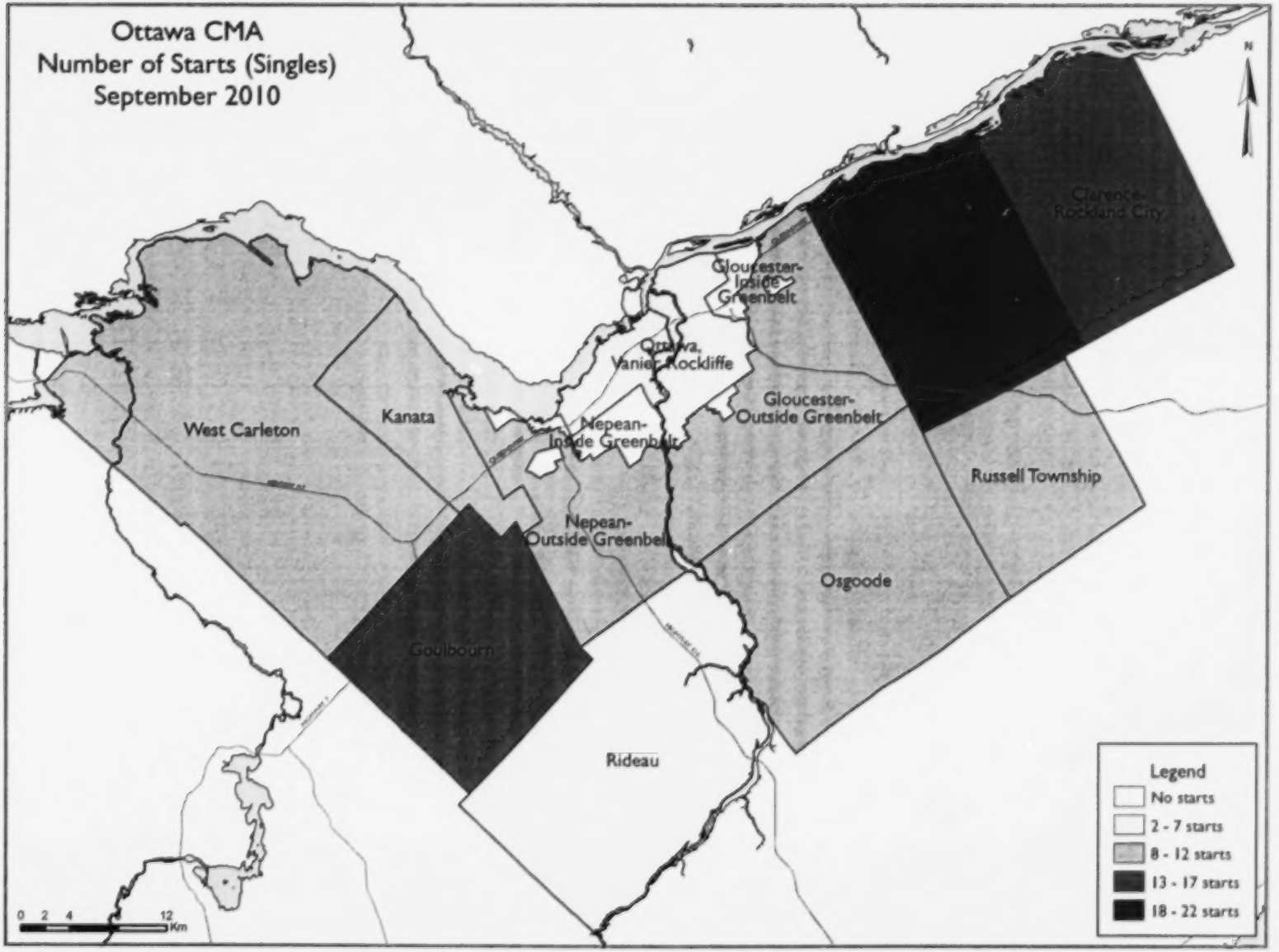
This revitalization comes primarily from empty-nesters yearning for a new urban lifestyle as well as younger professionals. As a direct result, homebuyers are seizing up these properties and fuelling the revival of this shifting trend, particularly in the city's downtown core.

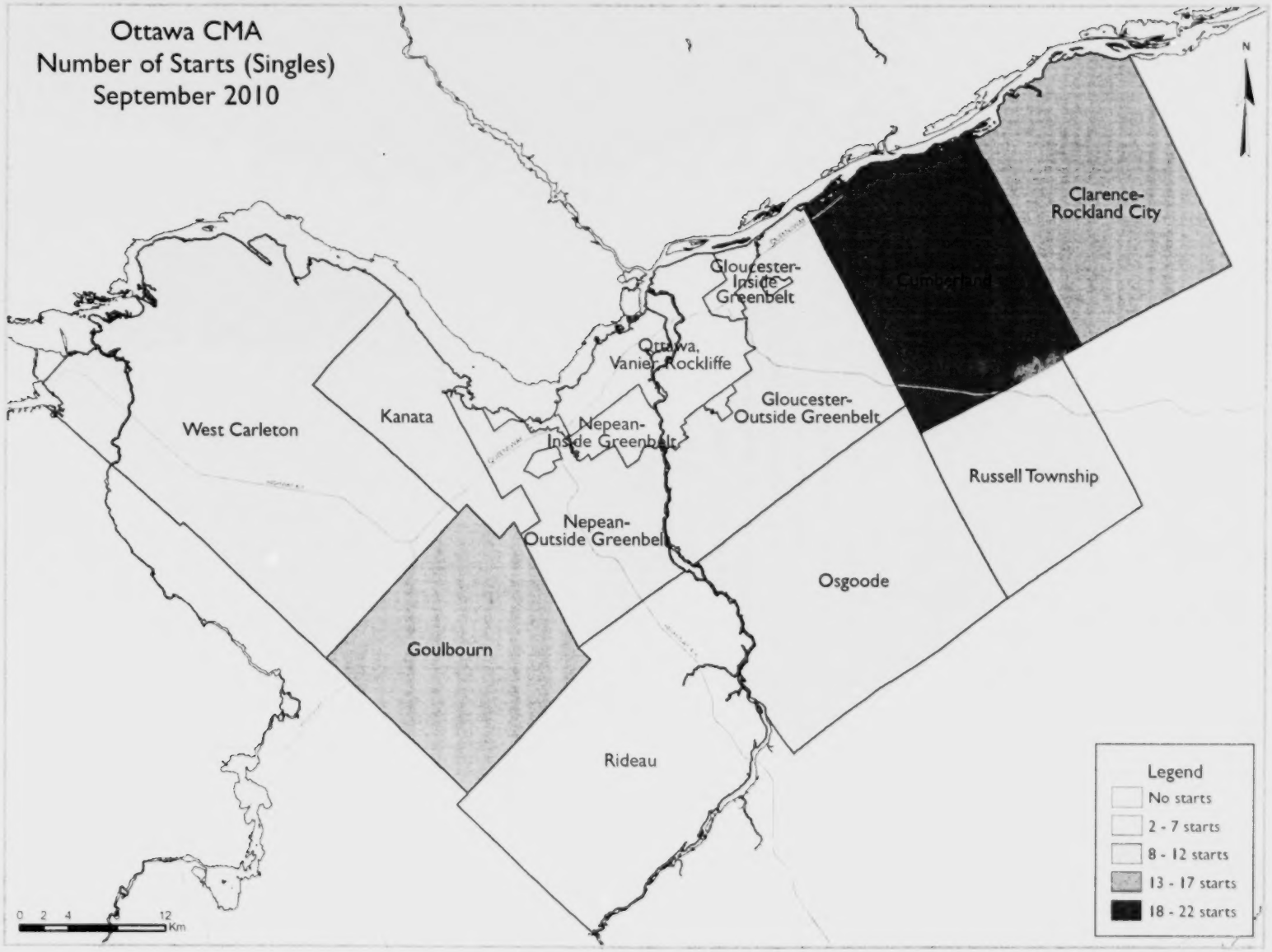
The majority of condo sales in Ottawa are smaller, one-bedroom units or one-bedroom- plus-den and are a popular choice with investors and those looking for a cheaper entry point into the housing market. One income households can also enter homeownership by purchasing a condo. Larger condos seem tailored to retirees aiming to downsize by selling their existing properties, which explains why many bigger units in a condo building take longer to sell.

Housing intensification has been quite successful, not only in the core, but throughout the entire region. Specifically, affordable townhomes in the suburbs to the more lavish ones located downtown to loft-style units in the urban landscape, several different needs are being satisfied; whether a first-time home buyer, an empty-nester, or an investor, the affordability of condominiums in Ottawa covers this landscape of consumers.


Ottawa CMA
Number of Starts (Multiples)
September 2010
Legend
No starts
2 - 41 starts
42 - 81 starts
82 - 120 starts
121 - 160 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Goulbourn
West Carleton
Kanata
Gloucester-Outside Greenbelt
Nepean-Outside Greenbelt
0 2 4 12 Km
N


Ottawa CMA
Number of Starts (Multiples)
September 2010
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Outside Greenbelt
West Carleton
Kanata
Nepean-
Inside Greenbelt
Russell Township
Nepean-
Outside Greenbelt
Osgoode
Goulbourn
Rideau
Legend
No starts
2 - 41 starts
42 - 81 starts
82 - 120 starts
121 - 160 starts


Ottawa CMA
Number of Starts (Singles)
September 2010
N
Clarence-Rockland City
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockcliffe
Gloucester-Outside Greenbelt
Kanata
West Carleton
Nepean-Inside Greenbelt
Russell Township
Nepean-Outside Greenbelt
Osgoode
Goulbourn
Rideau
Legend
No starts
2 - 7 starts
8 - 12 starts
13 - 17 starts
18 - 22 starts
0 2 4 12
Km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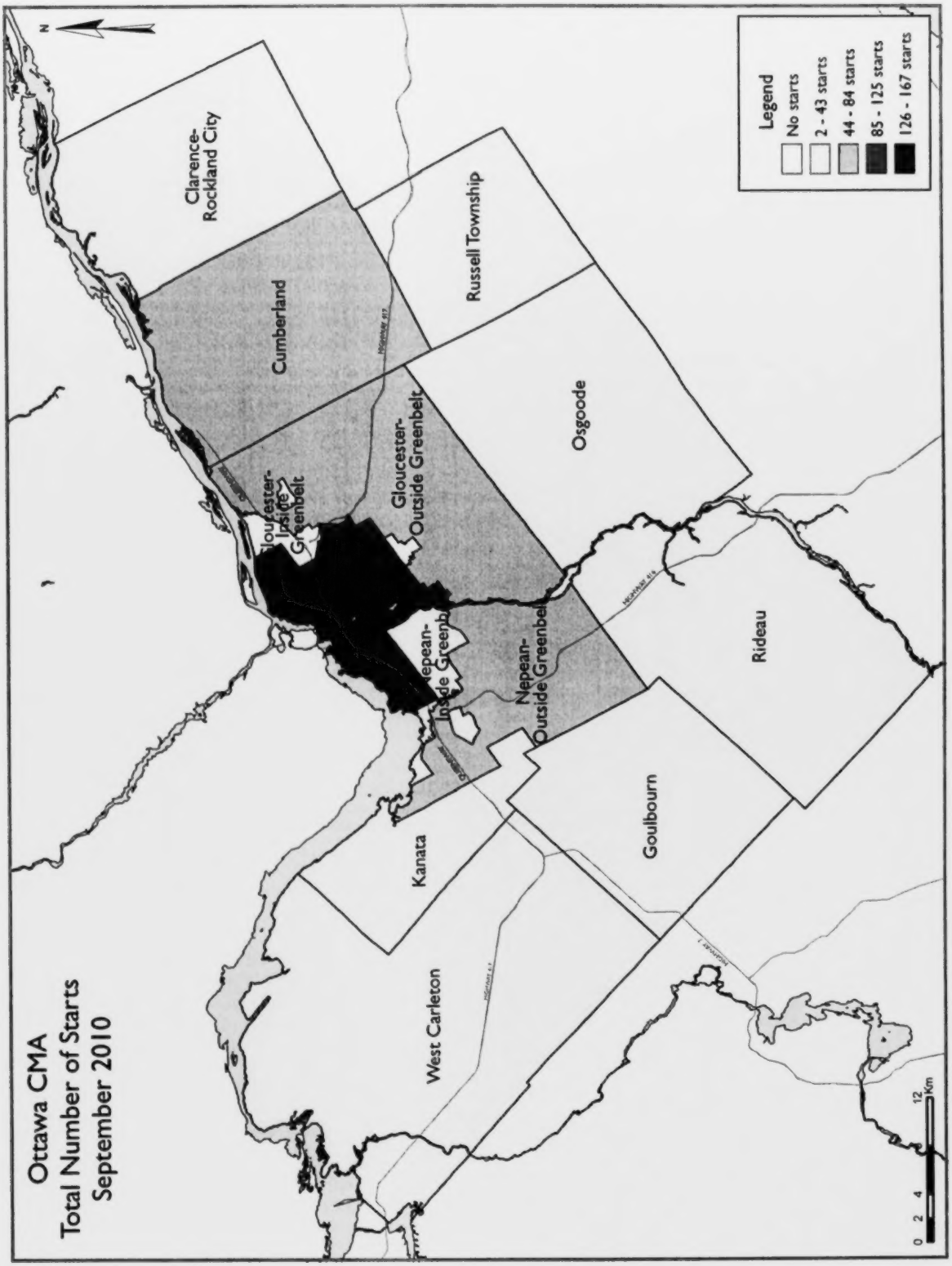
West Carleton
Kanata
Nepean-
Inside Greenbelt
Russell Township
Nepean-
Outside Greenbelt
Osgoode
Goulbourn
Rideau
Legend
No starts
2 - 7 starts
8 - 12 starts
13 - 17 starts
18 - 22 starts
0 2 4 8 12
Km


Ottawa CMA
Total Number of Starts
September 2010
Legend
No starts
2 - 43 starts
44 - 84 starts
85 - 125 starts
126 - 167 starts
Clarence-Rockland City
Cumberland
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Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
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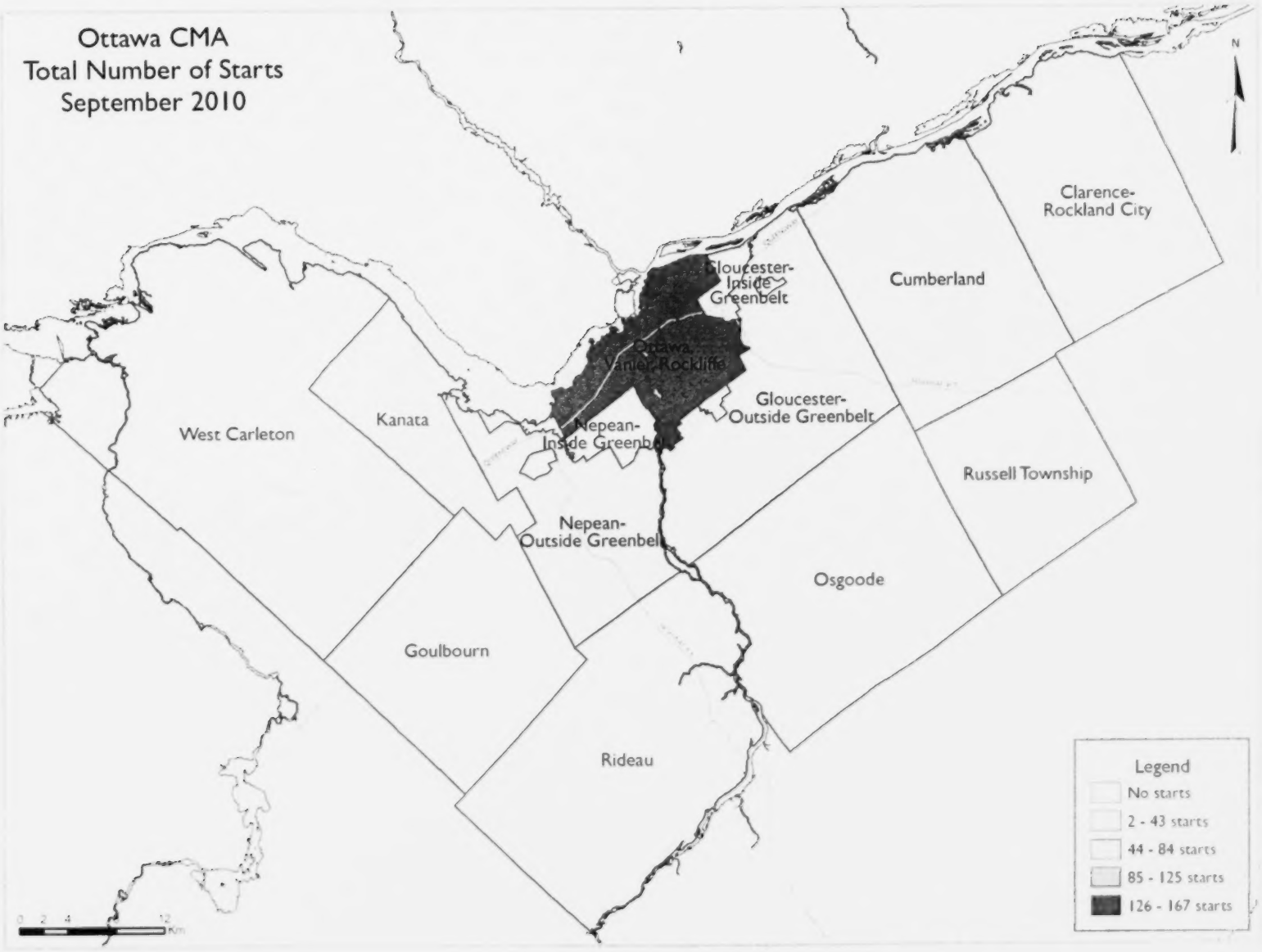
West Carleton
0 2 4 12 Km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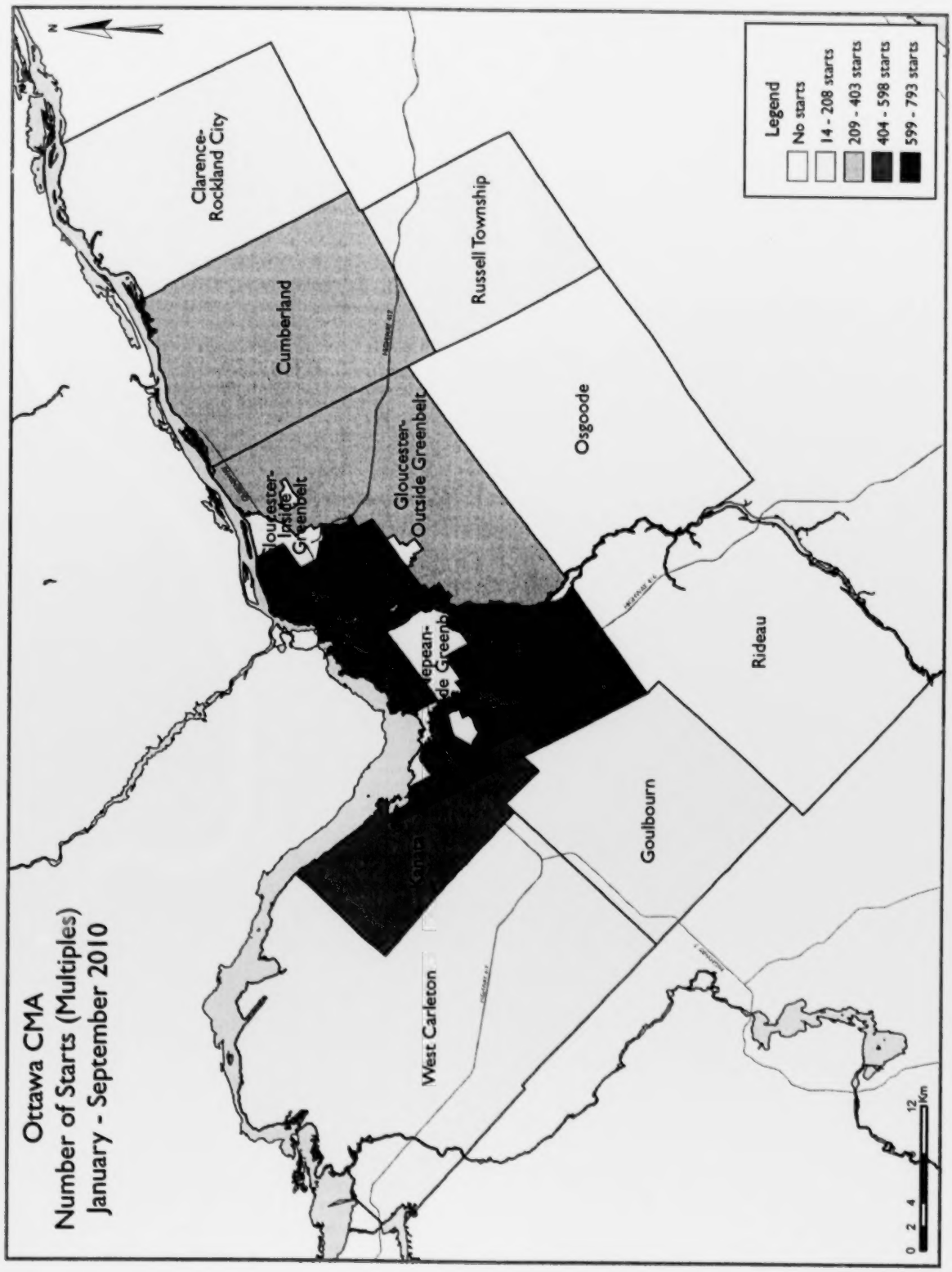
Ottawa CMA
Number of Starts (Multiples)
January - September 2010
Legend
No starts
14 - 208 starts
209 - 403 starts
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599 - 793 starts
N
Clarence-Rockland City
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Russell Township
Gloucester-Outside Greenbelt
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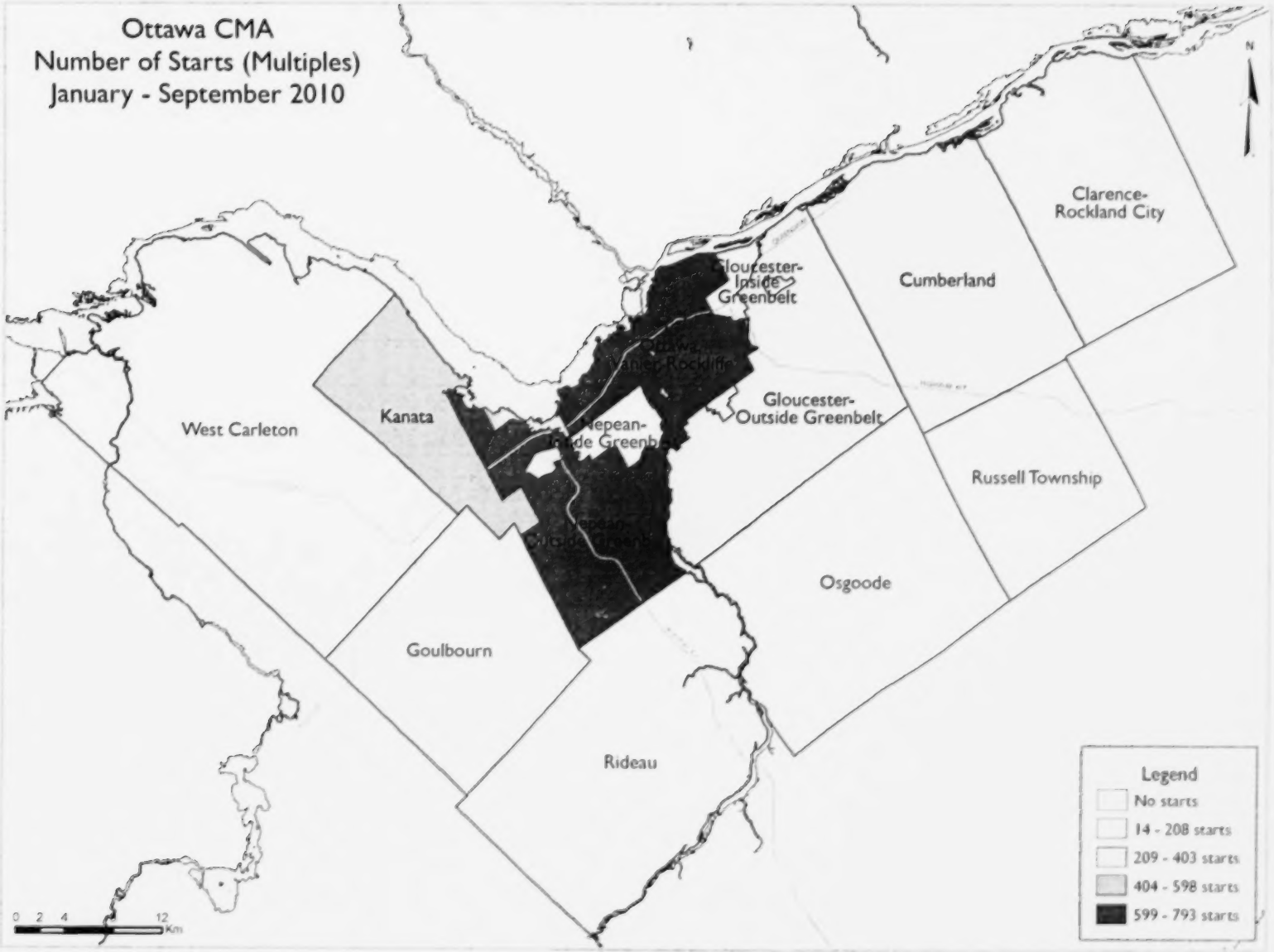
Km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Km
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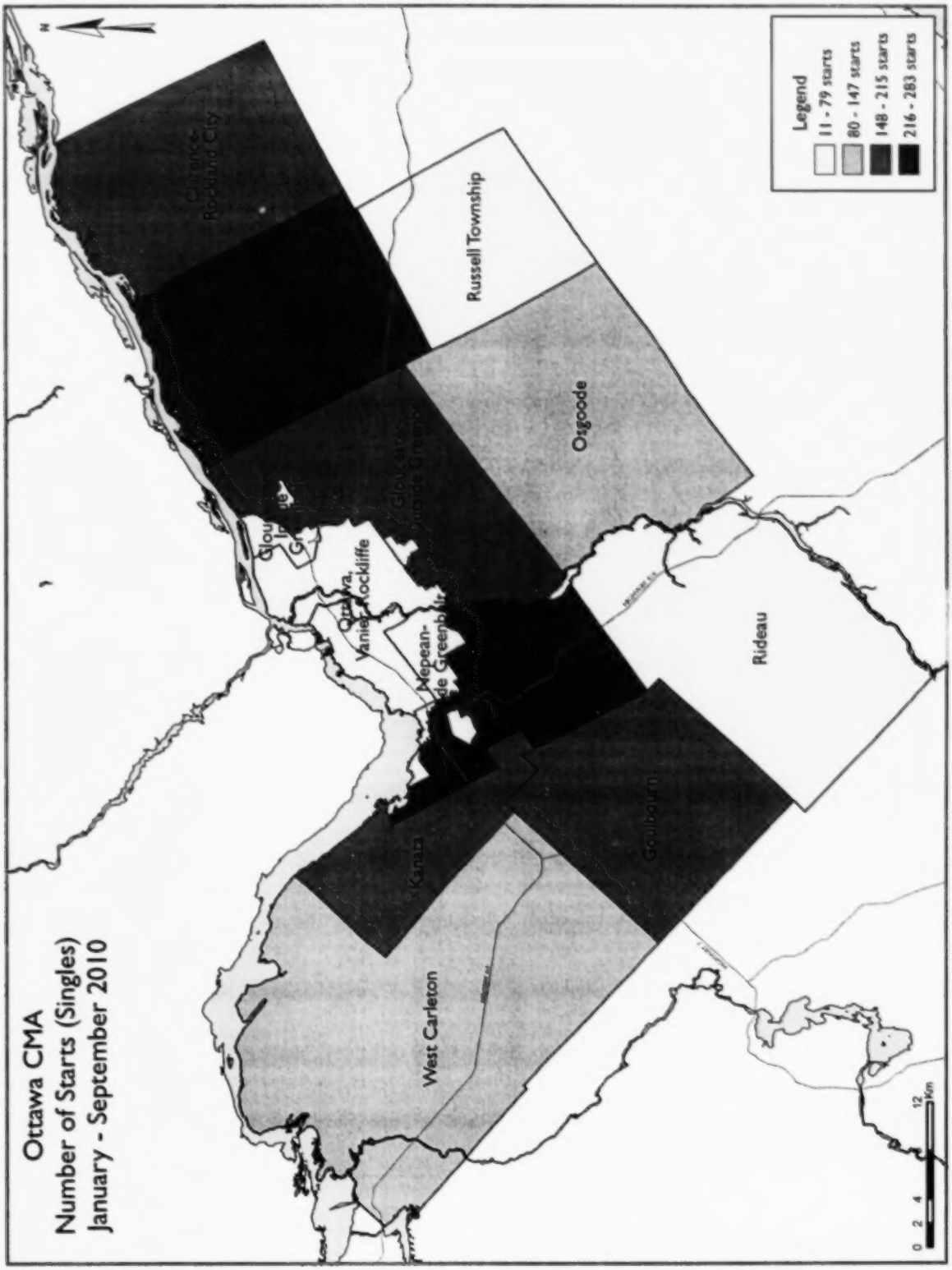
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Clarence-Rockland City
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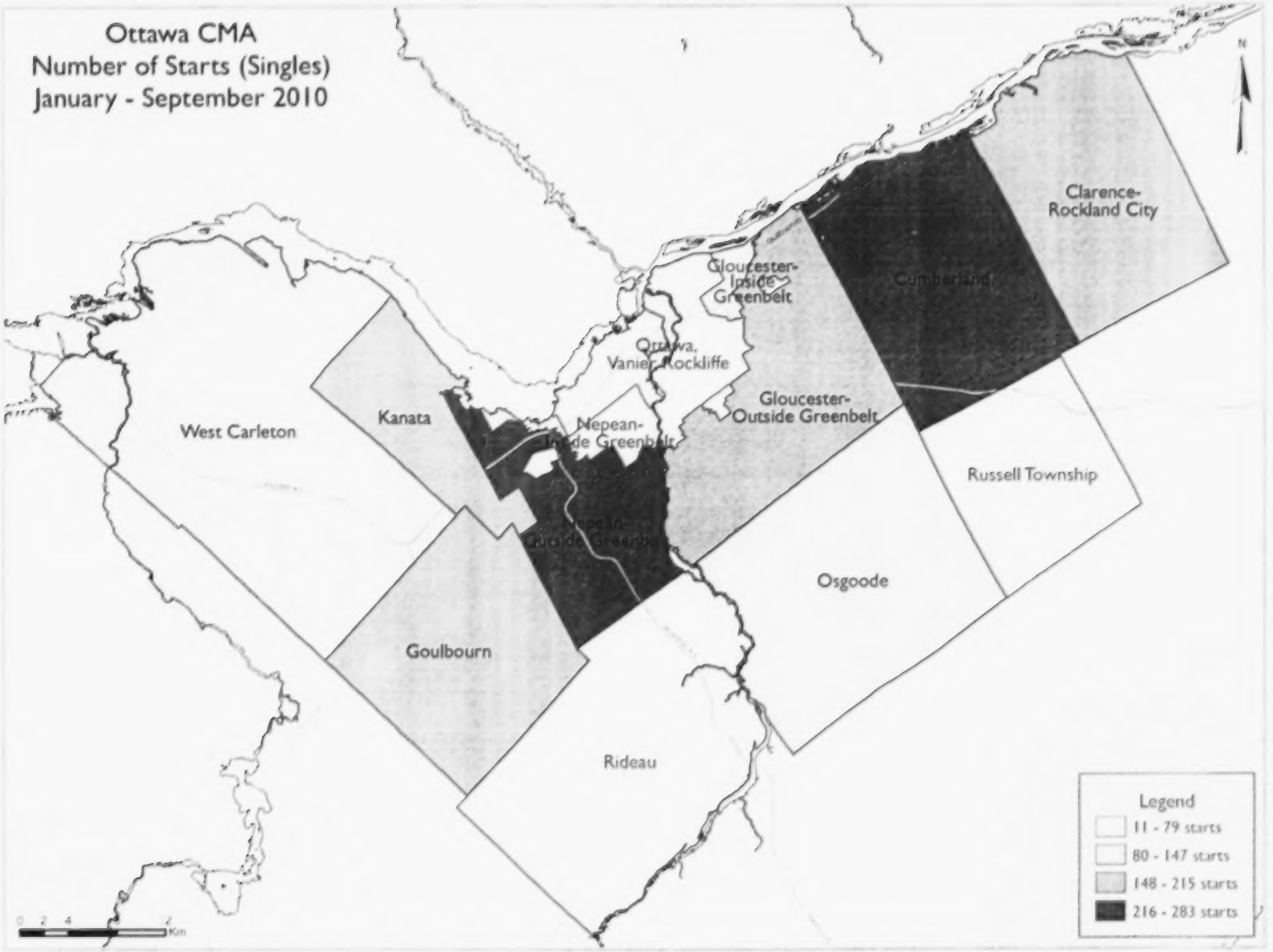
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Goulbourn
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0 2 4 8
Km
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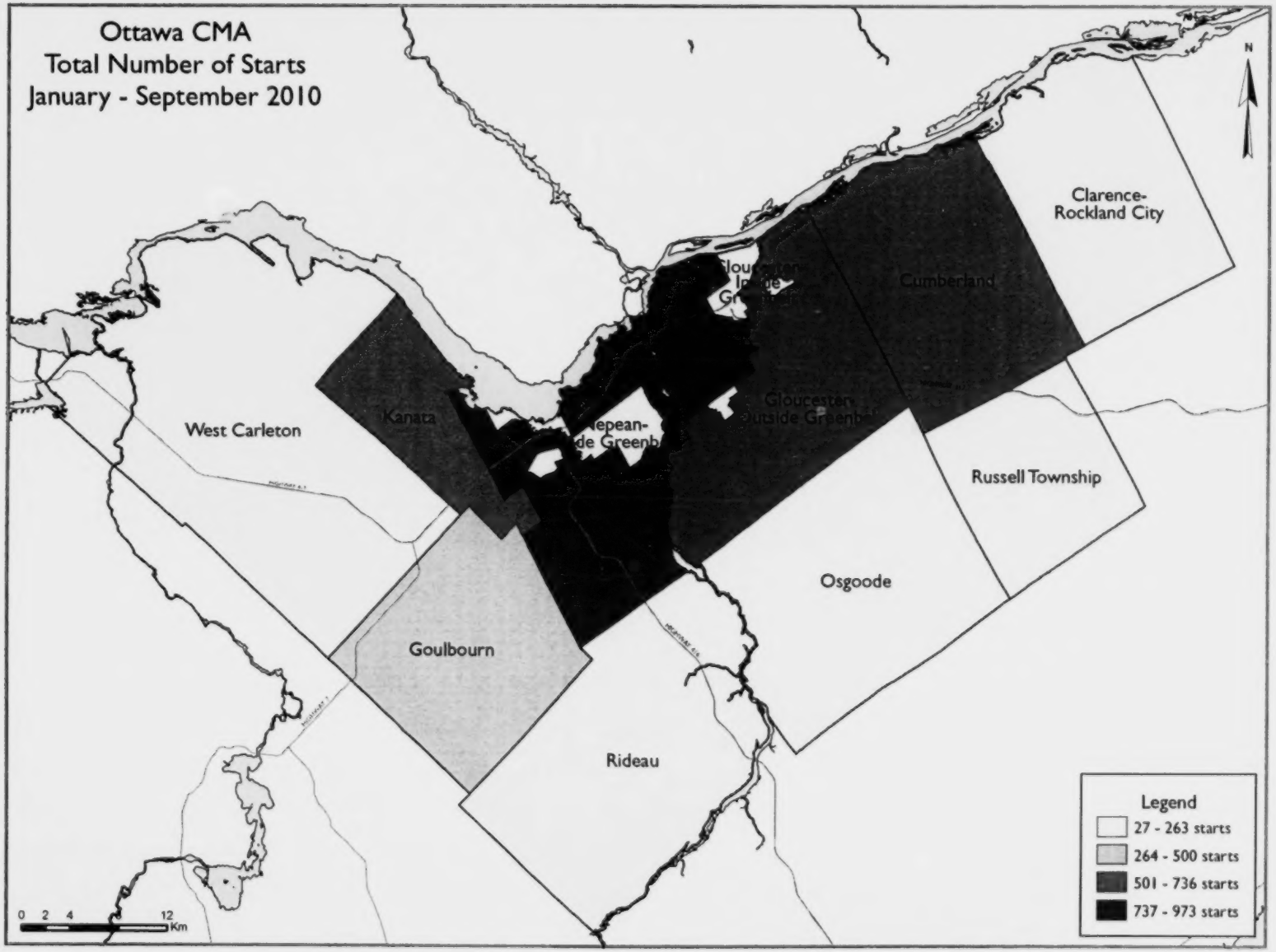
80 - 147 starts
148 - 215 starts
216 - 283 starts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January - September 2010
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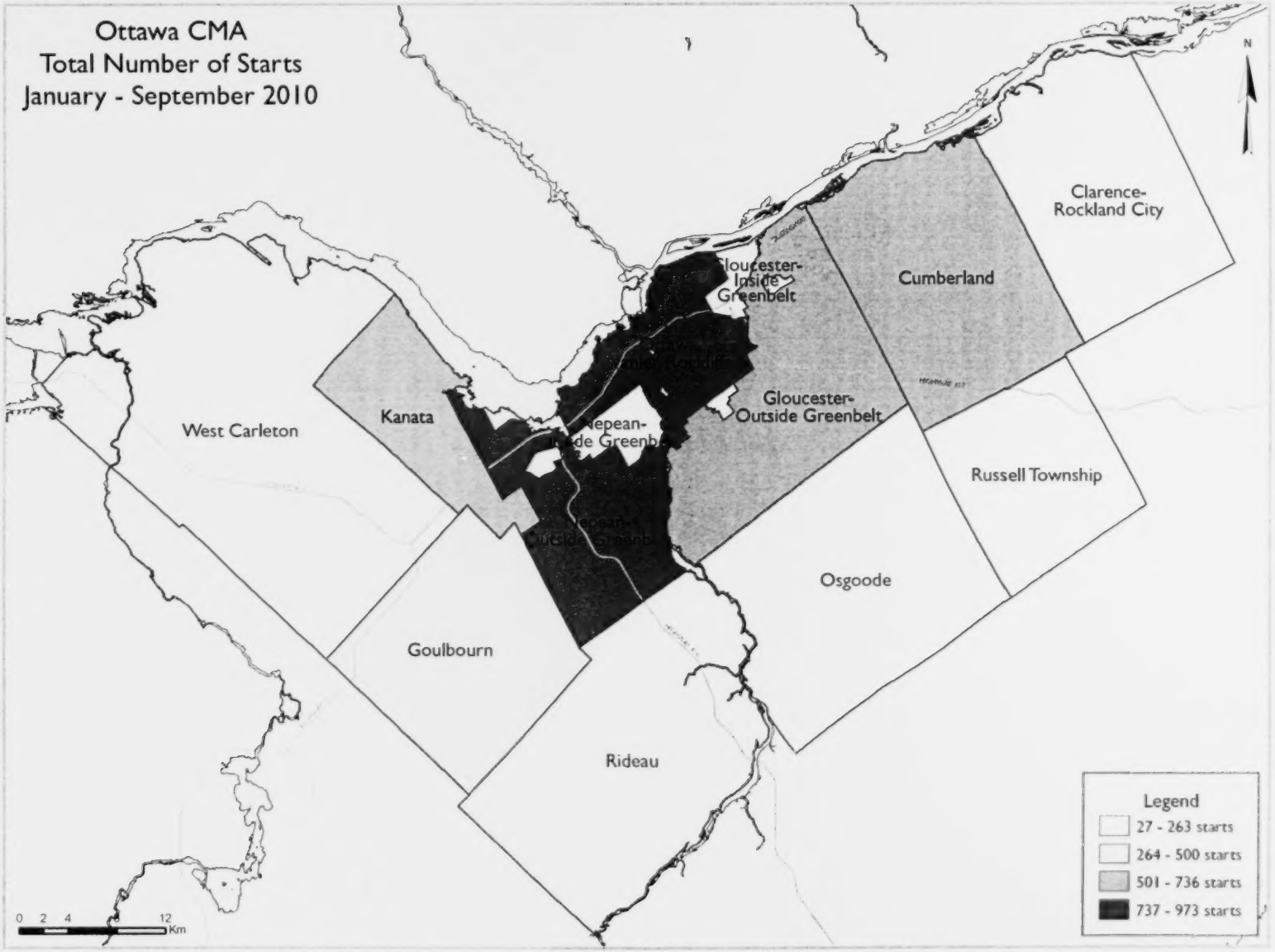
Clarence-
Rockland City
Cumberland
Kanata
West Carleton
Gloucester-
Outside Greenb
Russell Township
Osgoode
Goulbourn
Rideau
Legend
27 - 263 starts
264 - 500 starts
501 - 736 starts
737 - 973 starts
0 2 4 12
Km


Ottawa CMA
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January - September 2010
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Gloucester-
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Kanata
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Russell Township
Osgoode
Goulbourn
Rideau
Legend
27 - 263 starts
264 - 500 starts
501 - 736 starts
737 - 973 starts
0 2 4 12
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
September 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2010	117	24	147	0	0	153	0	22	463
September 2009	234	24	173	0	0	28	16	0	475
% Change	-50.0	0.0	-15.0	n/a	n/a	**	-100.0	n/a	-2.5
Year-to-date 2010	1,623	246	1,480	0	16	1,100	9	88	4,562
Year-to-date 2009	1,641	173	1,168	0	0	512	26	65	3,585
% Change	-1.1	42.2	26.7	n/a	n/a	114.8	-65.4	35.4	27.3
UNDER CONSTRUCTION									
September 2010	1,128	186	1,417	0	8	2,030	0	251	5,020
September 2009	1,463	172	1,133	0	18	1,687	29	215	4,717
% Change	-22.9	8.1	25.1	n/a	-55.6	20.3	-100.0	16.7	6.4
COMPLETIONS									
September 2010	228	28	250	0	8	306	0	8	828
September 2009	185	20	113	0	0	14	3	0	335
% Change	23.2	40.0	121.2	n/a	n/a	**	-100.0	n/a	147.2
Year-to-date 2010	2,114	266	1,553	0	26	1,015	45	34	5,053
Year-to-date 2009	2,047	161	1,384	0	10	733	9	86	4,430
% Change	3.3	65.2	12.2	n/a	160.0	38.5	**	-60.5	14.1
COMPLETED & NOT ABSORBED									
September 2010	17	16	97	0	1	107	1	62	301
September 2009	23	18	95	0	1	149	1	22	309
% Change	-26.1	-11.1	2.1	n/a	0.0	-28.2	0.0	181.8	-2.6
ABSORBED									
September 2010	226	18	257	0	8	329	0	8	846
September 2009	187	24	132	0	10	25	3	1	382
% Change	20.9	-25.0	94.7	n/a	-20.0	**	-100.0	**	121.5
Year-to-date 2010	2,117	264	1,561	0	26	1,056	30	55	5,109
Year-to-date 2009	2,061	153	1,372	0	10	735	12	71	4,414
% Change	2.7	72.5	13.8	n/a	160.0	43.7	150.0	-22.5	15.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
September 2010	92	22	147	0	0	153	0	22	436
September 2009	199	24	173	0	0	28	16	0	440
Ottawa, Vanier, Rockcliffe									
September 2010	7	10	19	0	0	109	0	22	167
September 2009	15	10	0	0	0	0	0	0	25
Nepean inside greenbelt									
September 2010	0	0	14	0	0	0	0	0	14
September 2009	2	2	0	0	0	0	0	0	4
Nepean outside greenbelt									
September 2010	8	0	22	0	0	14	0	0	44
September 2009	30	0	44	0	0	28	0	0	102
Gloucester inside greenbelt									
September 2010	0	0	0	0	0	0	0	0	0
September 2009	3	2	0	0	0	0	0	0	5
Gloucester outside greenbelt									
September 2010	10	12	28	0	0	30	0	0	80
September 2009	15	0	14	0	0	0	0	0	29
Kanata									
September 2010	11	0	21	0	0	0	0	0	32
September 2009	27	8	77	0	0	0	0	0	112
Cumberland									
September 2010	22	0	37	0	0	0	0	0	59
September 2009	33	0	12	0	0	0	16	0	61
Goulbourn									
September 2010	13	0	6	0	0	0	0	0	19
September 2009	28	2	22	0	0	0	0	0	52
West Carleton									
September 2010	8	0	0	0	0	0	0	0	8
September 2009	24	0	4	0	0	0	0	0	28
Rideau									
September 2010	2	0	0	0	0	0	0	0	2
September 2009	5	0	0	0	0	0	0	0	5
Osgoode									
September 2010	11	0	0	0	0	0	0	0	11
September 2009	17	0	0	0	0	0	0	0	17
Clarence-Rockland City									
September 2010	15	0	0	0	0	0	0	0	15
September 2009	24	0	0	0	0	0	0	0	24
Russell Township									
September 2010	10	2	0	0	0	0	0	0	12
September 2009	11	0	0	0	0	0	0	0	11
Ottawa-Gatineau CMA (Ontario portion)									
September 2010	117	24	147	0	0	153	0	22	463
September 2009	234	24	173	0	0	28	16	0	475

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
September 2010	987	180	1,409	0	8	2,018	0	203	4,805
September 2009	1,352	162	1,126	0	18	1,653	27	211	4,549
Ottawa, Vanier, Rockcliffe									
September 2010	66	44	51	0	0	1,240	0	203	1,604
September 2009	92	56	94	0	0	1,234	11	78	1,565
Nepean inside greenbelt									
September 2010	10	0	50	0	0	57	0	0	117
September 2009	10	2	0	0	0	45	0	0	57
Nepean outside greenbelt									
September 2010	198	34	408	0	0	318	0	0	958
September 2009	442	4	329	0	0	129	0	0	904
Gloucester inside greenbelt									
September 2010	17	4	13	0	0	0	0	0	34
September 2009	18	6	14	0	0	0	0	0	38
Gloucester outside greenbelt									
September 2010	138	50	162	0	0	102	0	0	452
September 2009	145	28	131	0	18	108	0	0	430
Kanata									
September 2010	109	20	327	0	0	64	0	0	520
September 2009	153	26	302	0	0	0	0	133	614
Cumberland									
September 2010	94	4	260	0	8	213	0	0	579
September 2009	190	18	170	0	0	137	16	0	531
Goulbourn									
September 2010	154	24	121	0	0	24	0	0	323
September 2009	111	20	69	0	0	0	0	0	200
West Carleton									
September 2010	78	0	17	0	0	0	0	0	95
September 2009	88	0	17	0	0	0	0	0	105
Rideau									
September 2010	20	0	0	0	0	0	0	0	20
September 2009	27	0	0	0	0	0	0	0	27
Osgoode									
September 2010	103	0	0	0	0	0	0	0	103
September 2009	76	2	0	0	0	0	0	0	78
Clarence-Rockland City									
September 2010	121	0	8	0	0	12	0	44	185
September 2009	69	8	7	0	0	34	2	0	120
Russell Township									
September 2010	20	6	0	0	0	0	0	4	30
September 2009	42	2	0	0	0	0	0	4	48
Ottawa-Gatineau CMA (Ontario portion)									
September 2010	1,128	186	1,417	0	8	2,030	0	251	5,020
September 2009	1,463	172	1,133	0	18	1,687	29	215	4,717

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
September 2010	194	28	250	0	8	306	0	8	794
September 2009	159	20	113	0	0	14	3	0	309
Ottawa, Vanier, Rockcliffe									
September 2010	8	10	0	0	0	270	0	8	296
September 2009	4	2	0	0	0	0	3	0	9
Nepean inside greenbelt									
September 2010	1	0	0	0	0	0	0	0	1
September 2009	0	0	14	0	0	14	0	0	28
Nepean outside greenbelt									
September 2010	73	4	25	0	0	0	0	0	102
September 2009	48	2	20	0	0	0	0	0	70
Gloucester inside greenbelt									
September 2010	0	0	0	0	0	0	0	0	0
September 2009	3	2	0	0	0	0	0	0	5
Gloucester outside greenbelt									
September 2010	30	8	11	0	0	0	0	0	49
September 2009	14	2	5	0	0	0	0	0	21
Kanata									
September 2010	14	6	50	0	0	0	0	0	70
September 2009	22	6	33	0	0	0	0	0	61
Cumberland									
September 2010	34	0	124	0	8	36	0	0	202
September 2009	28	0	41	0	0	0	0	0	69
Goulbourn									
September 2010	13	0	22	0	0	0	0	0	35
September 2009	18	6	0	0	0	0	0	0	24
West Carleton									
September 2010	6	0	18	0	0	0	0	0	24
September 2009	10	0	0	0	0	0	0	0	10
Rideau									
September 2010	5	0	0	0	0	0	0	0	5
September 2009	4	0	0	0	0	0	0	0	4
Osgoode									
September 2010	10	0	0	0	0	0	0	0	10
September 2009	8	0	0	0	0	0	0	0	8
Clarence-Rockland City									
September 2010	17	0	0	0	0	0	0	0	17
September 2009	12	0	0	0	0	0	0	0	12
Russell Township									
September 2010	17	0	0	0	0	0	0	0	17
September 2009	14	0	0	0	0	0	0	0	14
Ottawa-Gatineau CMA (Ontario portion)									
September 2010	228	28	250	0	8	306	0	8	828
September 2009	185	20	113	0	0	14	3	0	335

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
September 2010	16	16	97	0	1	95	1	62	288
September 2009	17	18	95	0	1	137	1	22	291
Ottawa, Vanier, Rockcliffe									
September 2010	0	4	3	0	0	72	0	0	79
September 2009	2	17	12	0	0	100	0	0	131
Nepean inside greenbelt									
September 2010	0	0	0	0	0	0	0	4	4
September 2009	0	0	3	0	0	10	0	22	35
Nepean outside greenbelt									
September 2010	2	2	22	0	1	13	1	0	41
September 2009	1	0	16	0	1	9	1	0	28
Gloucester inside greenbelt									
September 2010	1	0	1	0	0	5	0	0	7
September 2009	0	0	2	0	0	7	0	0	9
Gloucester outside greenbelt									
September 2010	7	5	16	0	0	5	0	0	33
September 2009	7	0	14	0	0	11	0	0	32
Kanata									
September 2010	1	4	19	0	0	0	0	58	82
September 2009	1	1	17	0	0	0	0	0	19
Cumberland									
September 2010	4	0	19	0	0	0	0	0	23
September 2009	2	0	21	0	0	0	0	0	23
Goulbourn									
September 2010	0	1	12	0	0	0	0	0	13
September 2009	0	0	8	0	0	0	0	0	8
West Carleton									
September 2010	0	0	5	0	0	0	0	0	5
September 2009	0	0	2	0	0	0	0	0	2
Rideau									
September 2010	0	0	0	0	0	0	0	0	0
September 2009	0	0	0	0	0	0	0	0	0
Osgoode									
September 2010	1	0	0	0	0	0	0	0	1
September 2009	4	0	0	0	0	0	0	0	4
Clarence-Rockland City									
September 2010	0	0	0	0	0	12	0	0	12
September 2009	0	0	0	0	0	12	0	0	12
Russell Township									
September 2010	1	0	0	0	0	0	0	0	1
September 2009	6	0	0	0	0	0	0	0	6
Ottawa-Gatineau CMA (Ontario portion)									
September 2010	17	16	97	0	1	107	1	62	301
September 2009	23	18	95	0	1	149	1	22	309

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
September 2010	192	18	257	0	8	329	0	8	812
September 2009	159	24	132	0	10	25	3	1	354
Ottawa, Vanier, Rockcliffe									
September 2010	8	9	2	0	0	289	0	8	316
September 2009	4	5	2	0	0	8	3	0	22
Nepean inside greenbelt									
September 2010	1	0	0	0	0	0	0	0	1
September 2009	0	0	13	0	0	17	0	1	31
Nepean outside greenbelt									
September 2010	73	3	25	0	0	4	0	0	105
September 2009	46	2	14	0	0	0	0	0	62
Gloucester inside greenbelt									
September 2010	0	0	0	0	0	0	0	0	0
September 2009	3	2	0	0	0	0	0	0	5
Gloucester outside greenbelt									
September 2010	29	4	11	0	0	0	0	0	44
September 2009	14	2	8	0	10	0	0	0	34
Kanata									
September 2010	15	2	53	0	0	0	0	0	70
September 2009	23	5	39	0	0	0	0	0	67
Cumberland									
September 2010	32	0	121	0	8	36	0	0	197
September 2009	28	0	52	0	0	0	0	0	80
Goulbourn									
September 2010	13	0	24	0	0	0	0	0	37
September 2009	18	8	3	0	0	0	0	0	29
West Carleton									
September 2010	6	0	21	0	0	0	0	0	27
September 2009	11	0	1	0	0	0	0	0	12
Rideau									
September 2010	5	0	0	0	0	0	0	0	5
September 2009	4	0	0	0	0	0	0	0	4
Osgoode									
September 2010	10	0	0	0	0	0	0	0	10
September 2009	8	0	0	0	0	0	0	0	8
Clarence-Rockland City									
September 2010	17	0	0	0	0	0	0	0	17
September 2009	12	0	0	0	0	0	0	0	12
Russell Township									
September 2010	17	0	0	0	0	0	0	0	17
September 2009	16	0	0	0	0	0	0	0	16
Ottawa-Gatineau CMA (Ontario portion)									
September 2010	226	18	257	0	8	329	0	8	846
September 2009	187	24	132	0	10	25	3	1	382

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381
% Change	-19.8	13.7	18.7	n/a	200.0	-31.6	-67.2	-78.7	-18.2
2002	3,806	314	1,801	0	14	747	189	924	7,796
% Change	8.7	-6.0	16.9	n/a	-89.0	162.1	107.7	171.0	24.7
2001	3,502	334	1,540	0	127	285	91	341	6,251
% Change	0.3	-15.7	13.7	n/a	n/a	**	**	-32.2	8.0
2000	3,492	396	1,355	0	0	30	8	503	5,786

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
September 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept. 2010	Sept. 2009	Sept. 2010	Sept. 2009	Sept. 2010	Sept. 2009	Sept. 2010	Sept. 2009	Sept. 2010	Sept. 2009	% Change
Ottawa City	92	199	22	24	147	189	175	28	436	440	-0.9
Ottawa, Vanier, Rockcliffe	7	15	10	10	19	0	131	0	167	25	**
Nepean inside greenbelt	0	2	0	2	14	0	0	0	14	4	**
Nepean outside greenbelt	8	30	0	0	22	44	14	28	44	102	-56.9
Gloucester inside greenbelt	0	3	0	2	0	0	0	0	0	5	-100.0
Gloucester outside greenbelt	10	15	12	0	28	14	30	0	80	29	175.9
Kanata	11	27	0	8	21	77	0	0	32	112	-71.4
Cumberland	22	33	0	0	37	28	0	0	59	61	-3.3
Goulbourn	13	28	0	2	6	22	0	0	19	52	-63.5
West Carleton	8	24	0	0	0	4	0	0	8	28	-71.4
Rideau	2	5	0	0	0	0	0	0	2	5	-60.0
Osgoode	11	17	0	0	0	0	0	0	11	17	-35.3
Clarence-Rockland City	15	24	0	0	0	0	0	0	15	24	-37.5
Russell Township	10	11	2	0	0	0	0	0	12	11	9.1
Ottawa-Gatineau CMA (Ontario Portion)	117	234	24	24	147	189	175	28	463	475	-2.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Ottawa City	1,416	1,487	240	160	1,462	1,160	1,145	591	4,263	3,398	25.5
Ottawa, Vanier, Rockcliffe	72	80	64	50	54	91	675	404	865	625	38.4
Nepean inside greenbelt	12	10	0	2	38	0	12	0	62	12	**
Nepean outside greenbelt	283	473	38	4	398	336	254	85	973	898	8.4
Gloucester inside greenbelt	11	20	6	6	10	14	0	0	27	40	-32.5
Gloucester outside greenbelt	202	184	78	30	171	113	76	74	527	401	31.4
Kanata	169	163	26	22	342	273	64	0	601	458	31.2
Cumberland	230	247	4	18	316	257	40	24	590	546	8.1
Goulbourn	184	118	24	24	98	59	24	4	330	205	61.0
West Carleton	93	91	0	0	35	17	0	0	128	108	18.5
Rideau	29	21	0	0	0	0	0	0	29	21	38.1
Osgoode	131	80	0	4	0	0	0	0	131	84	56.0
Clarence-Rockland City	157	88	0	8	22	14	56	0	235	110	113.6
Russell Township	50	66	6	7	4	0	4	4	64	77	-16.9
Ottawa-Gatineau CMA (Ontario Portion)	1,623	1,641	246	175	1,488	1,174	1,205	595	4,562	3,585	27.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
September 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009
Ottawa City	147	173	0	16	153	28	22	0
Ottawa, Vanier, Rockcliffe	19	0	0	0	109	0	22	0
Nepean inside greenbelt	14	0	0	0	0	0	0	0
Nepean outside greenbelt	22	44	0	0	14	28	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	28	14	0	0	30	0	0	0
Kanata	21	77	0	0	0	0	0	0
Cumberland	37	12	0	16	0	0	0	0
Goulbourn	6	22	0	0	0	0	0	0
West Carleton	0	4	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	147	173	0	16	153	28	22	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Ottawa City	1,457	1,136	5	24	1,105	530	40	61
Ottawa, Vanier, Rockcliffe	49	83	5	8	635	343	40	61
Nepean inside greenbelt	38	0	0	0	12	0	0	0
Nepean outside greenbelt	398	336	0	0	254	85	0	0
Gloucester inside greenbelt	10	14	0	0	0	0	0	0
Gloucester outside greenbelt	171	113	0	0	76	74	0	0
Kanata	342	273	0	0	64	0	0	0
Cumberland	316	241	0	16	40	24	0	0
Goulbourn	98	59	0	0	24	4	0	0
West Carleton	35	17	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	22	14	0	0	12	0	44	0
Russell Township	0	0	4	0	0	0	4	4
Ottawa-Gatineau CMA (Ontario Portion)	1,479	1,150	9	24	1,117	530	88	65

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
September 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009
Ottawa City	261	396	153	28	22	16	436	440
Ottawa, Vanier, Rockcliffe	36	25	109	0	22	0	167	25
Nepean inside greenbelt	14	4	0	0	0	0	14	4
Nepean outside greenbelt	30	74	14	28	0	0	44	102
Gloucester inside greenbelt	0	5	0	0	0	0	0	5
Gloucester outside greenbelt	50	29	30	0	0	0	80	29
Kanata	32	112	0	0	0	0	32	112
Cumberland	59	45	0	0	0	16	59	61
Goulbourn	19	52	0	0	0	0	19	52
West Carleton	8	28	0	0	0	0	8	28
Rideau	2	5	0	0	0	0	2	5
Osgoode	11	17	0	0	0	0	11	17
Clarence-Rockland City	15	24	0	0	0	0	15	24
Russell Township	12	11	0	0	0	0	12	11
Ottawa-Gatineau CMA (Ontario Portion)	288	431	153	28	22	16	463	475

Table 2.5: Starts by Submarket and by Intended Market
January - September 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Ottawa City	3,114	2,801	1,104	512	45	85	4,263	3,398
Ottawa, Vanier, Rockcliffe	190	213	630	343	45	69	865	625
Nepean inside greenbelt	50	12	12	0	0	0	62	12
Nepean outside greenbelt	719	813	254	85	0	0	973	898
Gloucester inside greenbelt	27	40	0	0	0	0	27	40
Gloucester outside greenbelt	463	341	64	60	0	0	527	401
Kanata	537	458	64	0	0	0	601	458
Cumberland	534	506	56	24	0	16	590	546
Goulbourn	306	205	24	0	0	0	330	205
West Carleton	128	108	0	0	0	0	128	108
Rideau	29	21	0	0	0	0	29	21
Osgoode	131	84	0	0	0	0	131	84
Clarence-Rockland City	179	108	12	0	44	2	235	110
Russell Township	56	73	0	0	8	4	64	77
Ottawa-Gatineau CMA (Ontario Portion)	3,349	2,982	1,116	512	97	91	4,562	3,585

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
September 2010

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	% Change
Ottawa City	194	159	28	20	258	116	314	14	794	309	157.0
Ottawa, Vanier, Rockcliffe	8	4	10	2	0	3	278	0	296	9	**
Nepean inside greenbelt	1	0	0	0	0	14	0	14	1	28	-96.4
Nepean outside greenbelt	73	48	4	2	25	20	0	0	102	70	45.7
Gloucester inside greenbelt	0	3	0	2	0	0	0	0	0	5	-100.0
Gloucester outside greenbelt	30	14	8	2	11	5	0	0	49	21	133.3
Kanata	14	22	6	6	50	33	0	0	70	61	14.8
Cumberland	34	28	0	0	132	41	36	0	202	69	192.8
Goulbourn	13	18	0	6	22	0	0	0	35	24	45.8
West Carleton	6	10	0	0	18	0	0	0	24	10	140.0
Rideau	5	4	0	0	0	0	0	0	5	4	25.0
Osgoode	10	8	0	0	0	0	0	0	10	8	25.0
Clarence-Rockland City	17	12	0	0	0	0	0	0	17	12	41.7
Russell Township	17	14	0	0	0	0	0	0	17	14	21.4
Ottawa-Gatineau CMA (Ontario Portion)	228	185	28	20	258	116	314	14	828	335	147.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2010

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Ottawa City	1,930	1,891	268	155	1,572	1,385	1,018	818	4,788	4,249	12.7
Ottawa, Vanier, Rockcliffe	101	72	90	71	154	98	769	309	1,114	550	102.5
Nepean inside greenbelt	10	10	2	2	0	43	0	297	12	352	-96.6
Nepean outside greenbelt	518	544	24	6	389	237	89	48	1,020	835	22.2
Gloucester inside greenbelt	10	20	12	2	14	45	0	10	36	77	-53.2
Gloucester outside greenbelt	250	193	64	10	139	169	68	74	521	446	16.8
Kanata	256	275	46	14	411	344	0	0	713	633	12.6
Cumberland	349	285	8	2	256	257	92	32	705	576	22.4
Goulbourn	188	254	16	42	105	98	0	48	309	442	-30.1
West Carleton	119	106	2	0	100	94	0	0	221	200	10.5
Rideau	35	23	0	0	0	0	0	0	35	23	52.2
Osgoode	94	109	4	6	4	0	0	0	102	115	-11.3
Clarence-Rockland City	134	80	4	2	29	7	34	0	201	89	125.8
Russell Township	50	76	6	7	8	0	0	9	64	92	-30.4
Ottawa-Gatineau CMA (Ontario Portion)	2,114	2,047	278	164	1,609	1,392	1,052	827	5,053	4,430	14.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
September 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009
Ottawa City	258	113	0	3	306	14	8	0
Ottawa, Vanier, Rockcliffe	0	0	0	3	270	0	8	0
Nepean inside greenbelt	0	14	0	0	0	14	0	0
Nepean outside greenbelt	25	20	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	11	5	0	0	0	0	0	0
Kanata	50	33	0	0	0	0	0	0
Cumberland	132	41	0	0	36	0	0	0
Goulbourn	22	0	0	0	0	0	0	0
West Carleton	18	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	258	113	0	3	306	14	8	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Ottawa City	1,547	1,379	25	6	984	741	34	77
Ottawa, Vanier, Rockcliffe	145	92	9	6	735	301	34	8
Nepean inside greenbelt	0	43	0	0	0	228	0	69
Nepean outside greenbelt	389	237	0	0	89	48	0	0
Gloucester inside greenbelt	14	45	0	0	0	10	0	0
Gloucester outside greenbelt	139	169	0	0	68	74	0	0
Kanata	411	344	0	0	0	0	0	0
Cumberland	240	257	16	0	92	32	0	0
Goulbourn	105	98	0	0	0	48	0	0
West Carleton	100	94	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	4	0	0	0	0	0	0	0
Clarence-Rockland City	29	7	0	0	34	0	0	0
Russell Township	0	0	8	0	0	0	0	9
Ottawa-Gatineau CMA (Ontario Portion)	1,576	1,386	33	6	1,018	741	34	86

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
September 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009
Ottawa City	472	292	314	14	8	3	794	309
Ottawa, Vanier, Rockcliffe	18	6	270	0	8	3	296	9
Nepean inside greenbelt	1	14	0	14	0	0	1	28
Nepean outside greenbelt	102	70	0	0	0	0	102	70
Gloucester inside greenbelt	0	5	0	0	0	0	0	5
Gloucester outside greenbelt	49	21	0	0	0	0	49	21
Kanata	70	61	0	0	0	0	70	61
Cumberland	158	69	44	0	0	0	202	69
Goulbourn	35	24	0	0	0	0	35	24
West Carleton	24	10	0	0	0	0	24	10
Rideau	5	4	0	0	0	0	5	4
Osgoode	10	8	0	0	0	0	10	8
Clarence-Rockland City	17	12	0	0	0	0	17	12
Russell Township	17	14	0	0	0	0	17	14
Ottawa-Gatineau CMA (Ontario Portion)	506	318	314	14	8	3	828	335

Table 3.5: Completions by Submarket and by Intended Market
January - September 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Ottawa City	3,712	3,421	1,007	743	69	85	4,788	4,249
Ottawa, Vanier, Rockcliffe	333	241	732	293	49	16	1,114	550
Nepean inside greenbelt	12	55	0	228	0	69	12	352
Nepean outside greenbelt	931	787	89	48	0	0	1,020	835
Gloucester inside greenbelt	36	67	0	10	0	0	36	77
Gloucester outside greenbelt	433	362	86	84	2	0	521	446
Kanata	713	633	0	0	0	0	713	633
Cumberland	589	544	100	32	16	0	705	576
Goulbourn	309	394	0	48	0	0	309	442
West Carleton	219	200	0	0	2	0	221	200
Rideau	35	23	0	0	0	0	35	23
Osgoode	102	115	0	0	0	0	102	115
Clarence-Rockland City	165	89	34	0	2	0	201	89
Russell Township	56	82	0	0	8	10	64	92
Ottawa-Gatineau CMA (Ontario Portion)	3,933	3,592	1,041	743	79	95	5,053	4,430

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
September 2010	0	0.0	2	1.1	54	30.9	68	38.9	51	29.1	175	428,990	455,964
September 2009	0	0.0	14	10.8	59	45.4	47	36.2	10	7.7	130	385,950	404,403
Year-to-date 2010	9	0.6	65	4.0	582	35.8	632	38.9	337	20.7	1,625	423,900	436,365
Year-to-date 2009	16	0.9	160	8.9	874	48.4	517	28.6	238	13.2	1,805	385,900	416,419
Ottawa, Vanier, Rockcliffe													
September 2010	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	--	--
September 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	3	6.8	12	27.3	29	65.9	44	611,950	600,761
Year-to-date 2009	0	0.0	0	0.0	2	3.4	8	13.8	48	82.8	58	750,000	816,388
Nepean inside greenbelt													
September 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	1	16.7	1	16.7	4	66.7	6	--	--
Nepean outside greenbelt													
September 2010	0	0.0	0	0.0	27	38.0	36	50.7	8	11.3	71	418,990	418,196
September 2009	0	0.0	12	26.1	12	26.1	19	41.3	3	6.5	46	370,945	401,791
Year-to-date 2010	1	0.2	26	5.1	196	38.5	207	40.7	79	15.5	509	418,990	418,354
Year-to-date 2009	0	0.0	72	13.3	288	53.3	157	29.1	23	4.3	540	374,990	382,976
Gloucester inside greenbelt													
September 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Year-to-date 2009	0	0.0	0	0.0	4	25.0	8	50.0	4	25.0	16	450,000	482,781
Gloucester outside greenbelt													
September 2010	0	0.0	0	0.0	3	10.3	12	41.4	14	48.3	29	482,900	487,286
September 2009	0	0.0	0	0.0	6	60.0	3	30.0	1	10.0	10	382,700	399,780
Year-to-date 2010	0	0.0	1	0.4	53	22.6	112	47.9	68	29.1	234	464,900	464,823
Year-to-date 2009	0	0.0	5	2.7	98	53.8	60	33.0	19	10.4	182	393,900	416,248
Kanata													
September 2010	0	0.0	0	0.0	4	26.7	6	40.0	5	33.3	15	452,900	457,900
September 2009	0	0.0	1	4.3	13	56.5	6	26.1	3	13.0	23	378,900	398,684
Year-to-date 2010	0	0.0	10	4.1	108	44.6	75	31.0	49	20.2	242	410,900	432,064
Year-to-date 2009	0	0.0	9	3.3	140	51.9	87	32.2	34	12.6	270	387,845	410,837
Cumberland													
September 2010	0	0.0	2	6.3	13	40.6	5	15.6	12	37.5	32	435,750	441,540
September 2009	0	0.0	1	3.8	19	73.1	6	23.1	0	0.0	26	375,900	372,212
Year-to-date 2010	1	0.3	24	7.2	157	47.0	112	33.5	40	12.0	334	391,900	400,393
Year-to-date 2009	3	1.0	24	8.3	184	63.9	66	22.9	11	3.8	288	370,900	375,077
Goulbourn													
September 2010	0	0.0	0	0.0	3	23.1	8	61.5	2	15.4	13	432,990	445,102
September 2009	0	0.0	0	0.0	8	47.1	9	52.9	0	0.0	17	417,900	414,338
Year-to-date 2010	2	1.1	3	1.7	40	23.0	100	57.5	29	16.7	174	431,820	444,896
Year-to-date 2009	4	1.6	35	14.1	124	49.8	69	27.7	17	6.8	249	364,990	383,730

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
September 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
September 2009	0	0.0	0	0.0	1	20.0	3	60.0	1	20.0	5	--	--
Year-to-date 2010	5	10.0	1	2.0	19	38.0	7	14.0	18	36.0	50	408,995	454,058
Year-to-date 2009	0	0.0	6	6.8	14	15.9	28	31.8	40	45.5	88	476,400	522,153
Rideau													
September 2010	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
September 2009	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	10.0	9	90.0	10	613,300	653,440
Year-to-date 2009	4	21.1	1	5.3	4	21.1	7	36.8	3	15.8	19	403,000	388,716
Osgoode													
September 2010	0	0.0	0	0.0	3	50.0	0	0.0	3	50.0	6	--	--
September 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	6	27.3	5	22.7	11	50.0	22	504,950	577,627
Year-to-date 2009	5	5.6	8	9.0	15	16.9	26	29.2	35	39.3	89	445,000	480,206
Clarence-Rockland City													
September 2010	0	0.0	12	85.7	2	14.3	0	0.0	0	0.0	14	284,900	286,407
September 2009	1	11.1	6	66.7	1	11.1	1	11.1	0	0.0	9	--	--
Year-to-date 2010	19	17.8	45	42.1	37	34.6	6	5.6	0	0.0	107	289,500	297,210
Year-to-date 2009	21	31.8	22	33.3	17	25.8	4	6.1	2	3.0	66	264,950	292,007
Russell Township													
September 2010	0	0.0	1	6.7	13	86.7	1	6.7	0	0.0	15	350,915	345,093
September 2009	2	15.4	2	15.4	7	53.8	2	15.4	0	0.0	13	339,000	327,638
Year-to-date 2010	0	0.0	8	18.2	32	72.7	4	9.1	0	0.0	44	354,253	344,098
Year-to-date 2009	11	17.2	20	31.3	27	42.2	6	9.4	0	0.0	64	305,428	313,331
Ottawa-Gatineau CMA (Ontario portion)													
September 2010	0	0.0	15	7.4	69	33.8	69	33.8	51	25.0	204	418,990	436,175
September 2009	3	2.0	22	14.5	67	44.1	50	32.9	10	6.6	152	378,650	390,996
Year-to-date 2010	28	1.6	118	6.6	651	36.7	642	36.1	337	19.0	1,776	415,500	425,695
Year-to-date 2009	48	2.5	202	10.4	918	47.4	527	27.2	240	12.4	1,935	382,900	408,766

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units September 2010						
Submarket	**Sept 2010**	**Sept 2009**	**% Change**	**YTD 2010**	**YTD 2009**	**% Change**
Ottawa City	455,964	404,403	12.7	436,365	416,419	4.8
Ottawa, Vanier, Rockcliffe	--	--	n/a	600,761	816,388	-26.4
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	418,196	401,791	4.1	418,354	382,976	9.2
Gloucester inside greenbelt	--	--	n/a	--	482,781	n/a
Gloucester outside greenbelt	487,286	399,780	21.9	464,823	416,248	11.7
Kanata	457,900	398,684	14.9	432,064	410,837	5.2
Cumberland	441,540	372,212	18.6	400,393	375,077	6.7
Goulbourn	445,102	414,338	7.4	444,896	383,730	15.9
West Carleton	--	--	n/a	454,058	522,153	-13.0
Rideau	--	--	n/a	653,440	388,716	68.1
Osgoode	--	--	n/a	577,627	480,206	20.3
Clarence-Rockland City	286,407	--	n/a	297,210	292,007	1.8
Russell Township	345,093	327,638	5.3	344,098	313,331	9.8
Ottawa-Gatineau CMA (Ontario Portion)	436,175	390,996	11.6	425,695	408,766	4.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
September 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	535	-19.4	1,085	1,682	1,947	55.7	290,930	1.8	273,901
	February	798	-20.3	1,056	1,752	1,841	57.4	273,991	-3.3	265,161
	March	1,170	6.5	1,144	2,420	1,968	58.1	287,911	-0.1	286,598
	April	1,608	1.8	1,238	2,570	1,951	63.5	298,593	0.9	291,491
	May	1,990	4.0	1,410	2,521	1,913	73.7	312,927	5.5	291,734
	June	1,912	11.8	1,316	2,246	1,819	72.3	307,793	3.2	291,024
	July	1,590	12.9	1,293	1,857	1,778	72.7	300,635	1.9	302,777
	August	1,227	2.0	1,171	1,743	1,812	64.6	315,176	11.5	323,577
	September	1,230	0.2	1,257	1,863	1,794	70.1	305,628	5.5	312,594
	October	1,223	25.6	1,337	1,616	1,810	73.9	320,561	14.1	334,545
	November	936	43.1	1,301	1,319	1,829	71.1	314,071	7.7	334,793
	December	704	48.5	1,315	701	1,829	71.9	311,604	14.3	336,204
2010	January	725	35.5	1,348	1,491	1,857	72.6	323,762	11.3	351,325
	February	1,132	41.9	1,392	1,982	2,043	68.1	318,894	16.4	337,853
	March	1,516	29.6	1,430	2,741	2,122	67.4	330,906	14.9	333,771
	April	1,854	15.3	1,429	3,049	2,236	63.9	333,854	11.8	322,870
	May	1,713	-13.9	1,021	2,823	2,094	48.8	334,360	6.8	376,821
	June	1,633	-14.6	1,126	2,700	2,203	51.1	328,238	6.6	320,233
	July	1,159	-27.1	971	1,962	1,994	48.7	322,342	7.2	333,262
	August	1,130	-7.9	1,084	1,879	1,965	55.2	322,281	2.3	324,637
	September	1,084	-11.9	1,106	2,113	2,056	53.8	324,841	6.3	323,020
	October									
	November									
	December									
	Q3 2009	4,047	5.4		5,463			306,561	5.9	
	Q3 2010	3,373	-16.7		5,954			323,125	5.4	
	YTD 2009	12,060	2.2		18,654			302,087	3.5	
	YTD 2010	11,946	-0.9		20,740			327,725	8.5	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
September 2010

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 1997=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	169.6	112.3	503	4.4	72.7	952
	February	627	5.00	5.79	169.6	113.0	498	4.5	72.1	959
	March	613	4.50	5.55	169.6	113.6	494	5.1	71.8	965
	April	596	3.90	5.25	169.6	113.1	491	5.5	71.5	980
	May	596	3.90	5.25	169.6	114.0	485	6.1	71.1	995
	June	631	3.75	5.85	169.7	114.2	485	6.2	71.0	1,010
	July	631	3.75	5.85	169.7	113.8	487	5.9	71.1	1,011
	August	631	3.75	5.85	169.7	113.8	495	5.3	71.8	1,014
	September	610	3.70	5.49	171.4	113.9	498	5.2	72.0	1,013
	October	630	3.80	5.84	171.4	114.1	498	5.4	72.1	1,018
	November	616	3.60	5.59	171.4	114.6	495	5.5	71.7	1,010
	December	610	3.60	5.49	172.7	114.1	490	6.0	71.2	1,007
2010	January	610	3.60	5.49	173.5	114.4	491	6.2	71.5	991
	February	604	3.60	5.39	174.6	115.1	493	6.3	71.8	984
	March	631	3.60	5.85	175.2	115.3	498	6.1	72.2	969
	April	655	3.80	6.25	176.4	115.8	501	6.0	72.6	973
	May	639	3.70	5.99	176.7	116.4	507	6.0	73.3	981
	June	633	3.60	5.89	177.6	116.1	513	5.9	74.0	990
	July	627	3.50	5.79	177.6	117.2	513	6.3	74.3	992
	August	604	3.30	5.39	177.4	117.1	509	6.8	73.9	999
	September	604	3.30	5.39		117.3	505	7.2	73.6	1,006
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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